

Elmwood Crossing

Program Massing Overlay

PROGRAMMABLE AREA BY PROJECT

Project 1: 451 Elmwood	67,700
Level 1: Retail	13,300
Level 2: Commercial Office	14,500
Levels 3-5: Apartments (22 units)	39,900
Project 2: 125 Hodge	11,200
Level 1: Day Care Center	10,000
Level 2: Apartment (1 unit)	1,200
Project 3: Utica Townhomes	50,000
Townhomes (20 units)	50,000
Project 4: Utica Marketplace	123,000
Level 1: Grocery Store & Retail	45,000
Levels 2-4: Apartments (48 units)	78,000
Project 5: Historic Reuse	144,800
Building C Levels 1-2: Gallery	3,600
Building C Level 1: Hotel Amenity/BOH	3,400
Building D: Apartments (27 units)	29,700
Building MH: Apartments (37 units)	56,600
Annex Building: Apartments (36 units)	51,500
Project 6: Variety/Tanner/Alfiero	311,200
Variety Levels 1-2: Hotel Amenity/BOH	40,600
Variety Levels 3-6: Hotel (78 rooms)	73,400
Variety Level 7: Health/Wellness	15,700
Variety Levels 8-10: Condos (27 units)	47,100
Tanner Level 1: Retail/Restaurant	18,200
Tanner Levels 2-9: Apartments (49 units)	91,900
Alfiero Levels 2-3: Commercial Office	24,300
GRAND TOTAL	707,900

PROGRAMMABLE AREA BY USE

Apartment (220 units)	348,800	49%
Retail	76,500	11%
Hotel (78 rooms)	73,400	10%
Townhomes (20 units)	50,000	7%
Condos (27 units)	47,100	7%
Hotel Amenity/BOH	44,000	6%
Commercial Office	38,800	6%
Health/Wellness	15,700	2%
Day Care Center	10,000	1%
Gallery	3,600	1%
GRAND TOTAL	707,900	

PARKING SUMMARY

Structured	644
Surface Lot	155
Garage (Townhouses)	40
GRAND TOTAL	839

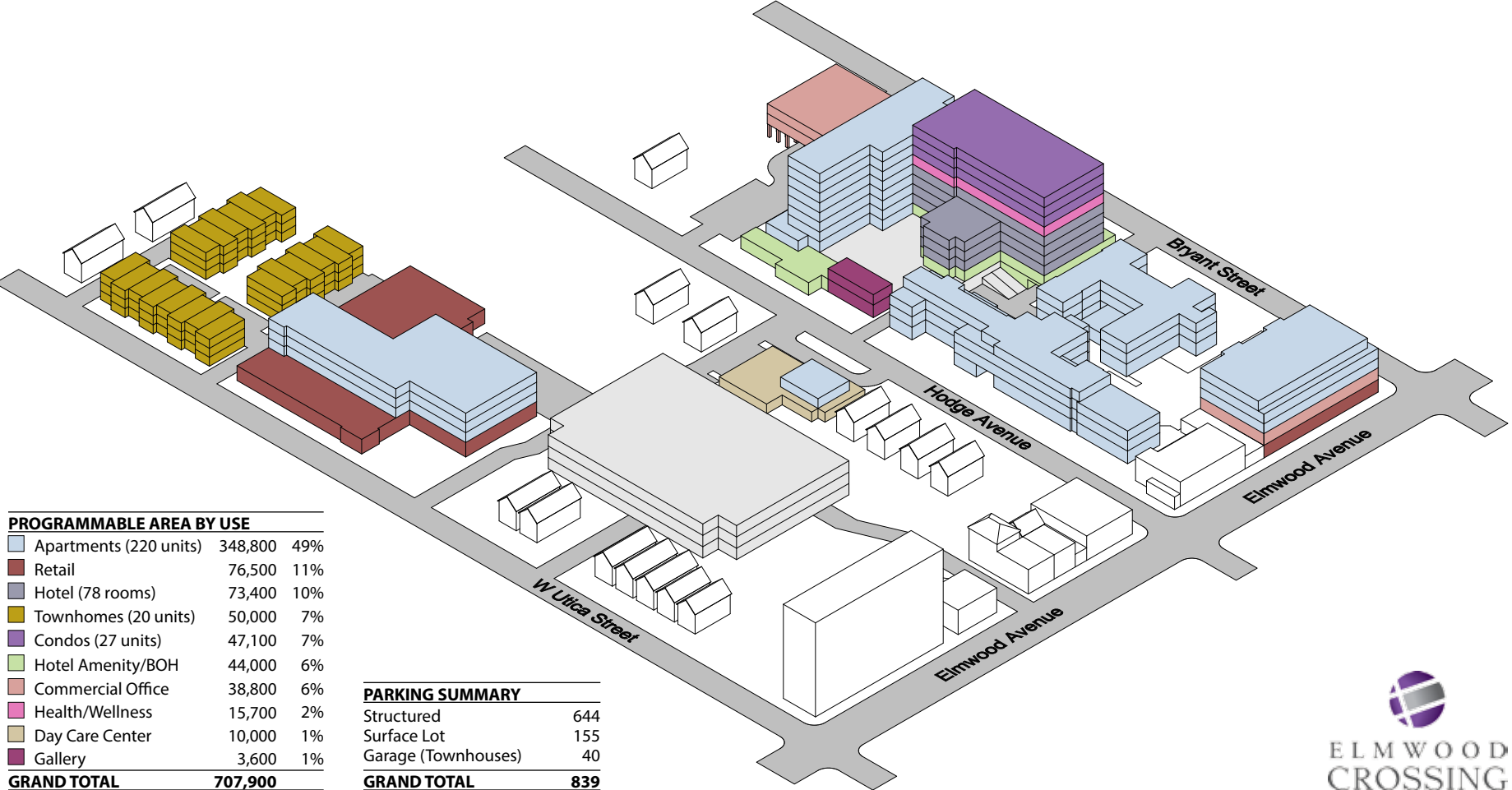


Elmwood Crossing

Program Massing

PROGRAMMABLE AREA BY PROJECT

Project 1: 451 Elmwood	67,700
Level 1: Retail	13,300
Level 2: Commercial Office	14,500
Levels 3-5: Apartments (22 units)	39,900
Project 2: 125 Hodge	11,200
Level 1: Day Care Center	10,000
Level 2: Apartment (1 unit)	1,200
Project 3: Utica Townhomes	50,000
Townhomes (20 units)	50,000
Project 4: Utica Marketplace	123,000
Level 1: Grocery Store & Retail	45,000
Levels 2-4: Apartments (48 units)	78,000
Project 5: Historic Reuse	144,800
Building C Levels 1-2: Gallery	3,600
Building C Level 1: Hotel Amenity/BOH	3,400
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Variety Levels 1-2: Hotel Amenity/BOH	40,600
Variety Levels 3-6: Hotel (78 rooms)	73,400
Variety Level 7: Health/Wellness	15,700
Variety Levels 8-10: Condos (27 units)	47,100
Tanner Level 1: Retail/Restaurant	18,200
Tanner Levels 2-9: Apartments (49 units)	91,900
Alfiero Levels 2-3: Commercial Office	24,300
GRAND TOTAL	707,900



PROGRAMMABLE AREA BY USE

■ Apartments (220 units)	348,800	49%
■ Retail	76,500	11%
■ Hotel (78 rooms)	73,400	10%
■ Townhomes (20 units)	50,000	7%
■ Condos (27 units)	47,100	7%
■ Hotel Amenity/BOH	44,000	6%
■ Commercial Office	38,800	6%
■ Health/Wellness	15,700	2%
■ Day Care Center	10,000	1%
■ Gallery	3,600	1%
GRAND TOTAL	707,900	

PARKING SUMMARY

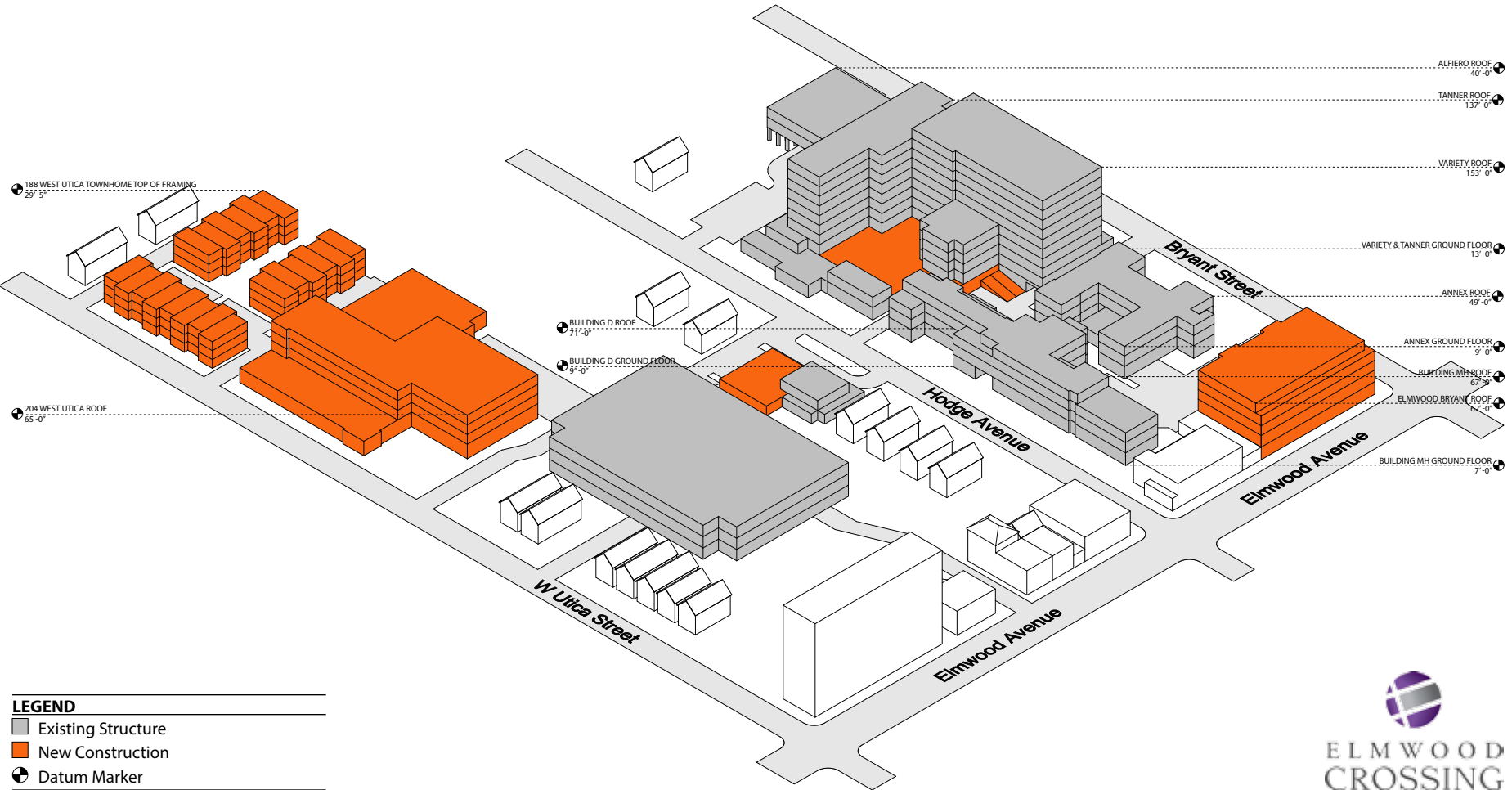
Structured	644
Surface Lot	155
Garage (Townhouses)	40
GRAND TOTAL	839

Elmwood Crossing

Structural Area & Building Heights

STRUCTURAL AREA BY BUILDING

Project 1: Elmwood Bryant	78,900
451 Elmwood Existing	3,300
451 Elmwood New Construction	67,700
Project 2: Day Care	11,200
125 Hodge Existing	5,500
489 Elmwood New Addition	5,700
Project 3: Utica Townhomes	50,000
180 West Utica (Demolition)	(3,000)
184 West Utica (Demolition)	(2,600)
188 West Utica New Construction	50,000
Project 4: Utica Marketplace	134,000
204 West Utica Existing	11,000
204 West Utica New Construction	123,000
Project 5: Historic Reuse	152,000
Building C (Demolition)	(40,000)
Building C	7,000
Building D	34,000
Building MH	57,000
Annex Building	54,000
Project 6: Towers & Open Space	425,200
Variety Tower	260,800
Tanner Building	134,100
Alfiero Building	30,300
187 Bryant (Demolition)	(6,000)
Project 7: Parking Structure	191,300
489 Elmwood	191,300
GRAND TOTAL	1,042,600



WCHOB Reuse Project: Space Planning Block Diagrams & Area Summary Tables

Gross Area by Floor Level

Building	Basement	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Totals
MH	11,774	11,711	12,339	12,339	8,440							56,603
D	6,803	6,710	6,710	6,200	3,266							29,689
C	21,907	5,239	1,805									28,951
Annex	13,801	13,693	12,005	12,005								51,504
Variety	23,031	18,296	22,346	19,231	19,215	19,215	15,711	15,711	15,711	15,711	15,711	199,889
Tanner	19,887	18,168	16,921	12,117	10,484	10,484	10,484	10,484	10,484	10,484		129,997
Alfiero		12,072	12,209									24,281
Totals	97,203	85,889	84,335	61,892	41,405	29,699	26,195	26,195	26,195	26,195	15,711	520,914

Net Area by Unit Type

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH	6	2,250	13	8,344	10	11,783	8	13,488							37	35,865
D	8	2,899	7	4,096	12	12,334									27	19,329
Annex	5	2,076	7	3,291	21	24,140	3	3,950							36	33,457
Variety									3	2,235	15	18,600	9	14,037	27	34,872
Tanner	7	2,716	13	8,855	21	20,857	8	11,912							49	44,340
Totals (By Unit Type)	26	9,941	40	24,586	64	69,114	19	29,350	3	2,235	15	18,600	9	14,037	176	167,863

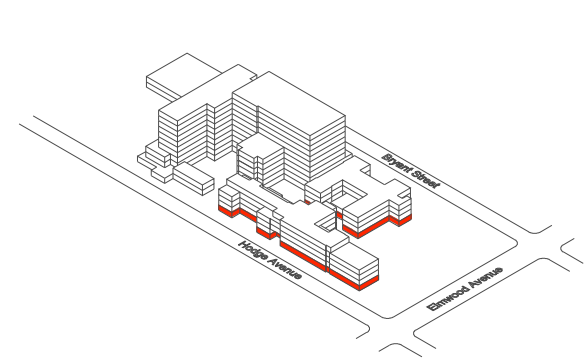
Net Area by Floor Level

Building	Basement		Level 1		Level 2		Level 3		Level 4		Level 5		Level 6		Level 7		Level 8		Level 9		Level 10		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH	8	6,728	8	7,923	9	8,400	9	8,400	3	4,414													37	35,865
D	4	2,654	7	5,024	7	4,933	7	4,445	2	2,273													27	19,329
Annex	8	8,035	8	7,510	10	8,956	10	8,956															36	33,457
Variety																	9	11,624	9	11,624	9	11,624	27	34,872
Tanner							7	7,716	7	6,104	7	6,104	7	6,104	7	6,104	7	6,104	7	6,104	0	0	49	44,340
Totals (By Floor Level)	20	17,417	23	20,457	26	22,289	33	29,517	12	12,791	7	6,104	7	6,104	7	6,104	16	17,728	16	17,728	9	11,624	176	167,863

Floor Area Summary Table - Basement Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH			5	3037	2	2234	1	1457							8	6728
D	2	721			2	1933									4	2654
Annex	1	390	1	524	6	7121									8	8035
Variety																
Tanner																
Totals (By Unit Type)	3	1111	6	3561	10	11288	1	1457							20	17417

Location Key



Legend

- Studio Apartments

1-BD Apartments

2-BD Apartments

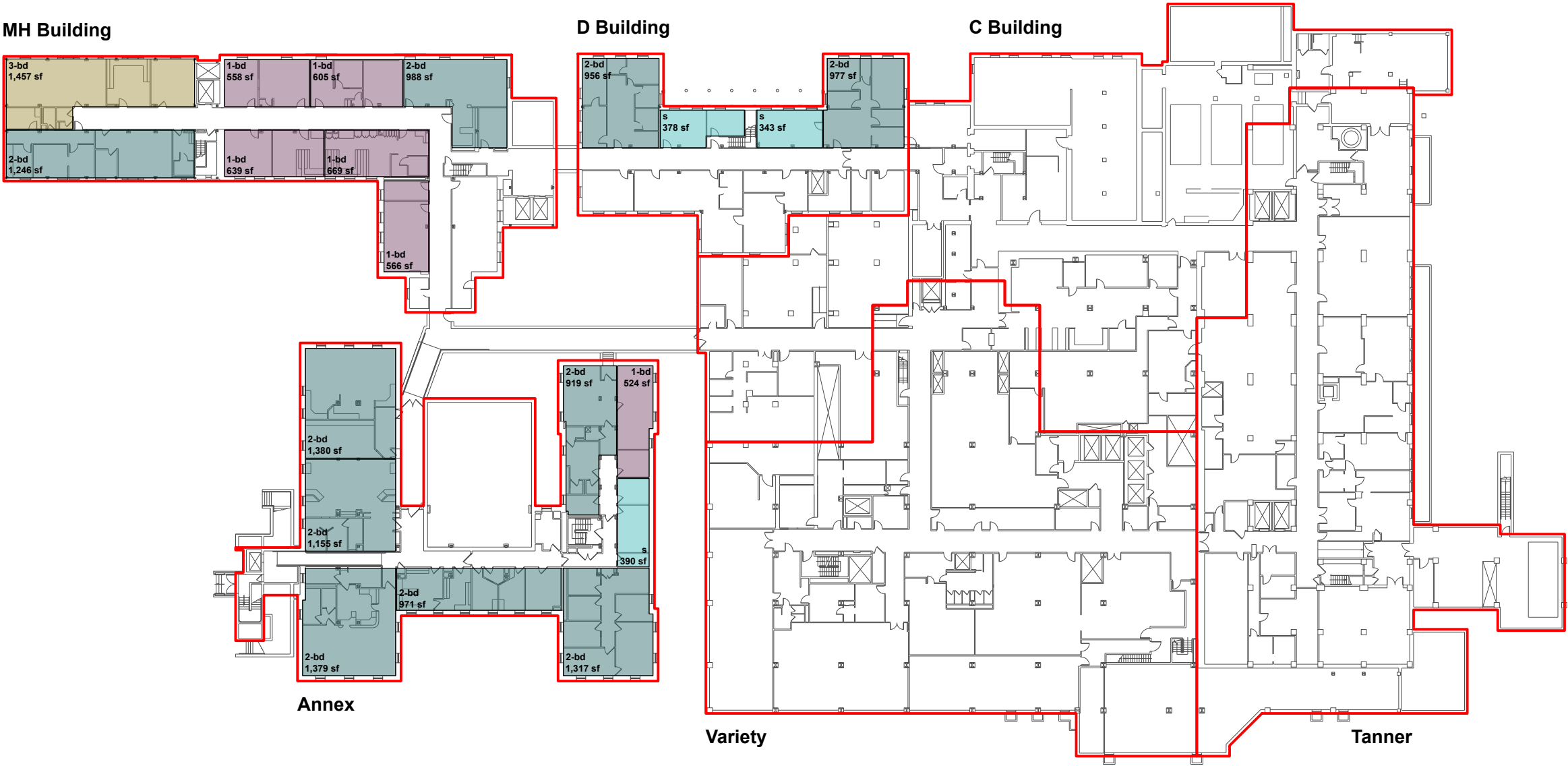
3-BD Apartments
- Building Outlines

1-BD Condos

2-BD Condos

3-BD Condos

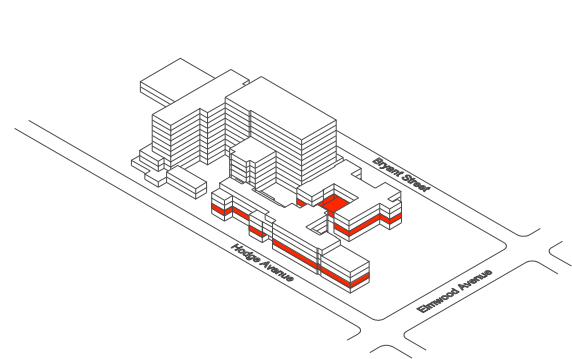
Block Diagram - Basement Level



Floor Area Summary Table - First Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH	2	750	2	1451	2	2474	2	3248							8	7923
D	2	726	2	1190	3	3108									7	5024
Annex			2	795	5	5379	1	1336							8	7510
Variety																
Tanner																
Totals (By Unit Type)	4	1476	6	3436	10	10961	3	4584							23	20457

Location Key



Legend

- Studio Apartments

1-BD Apartments

2-BD Apartments

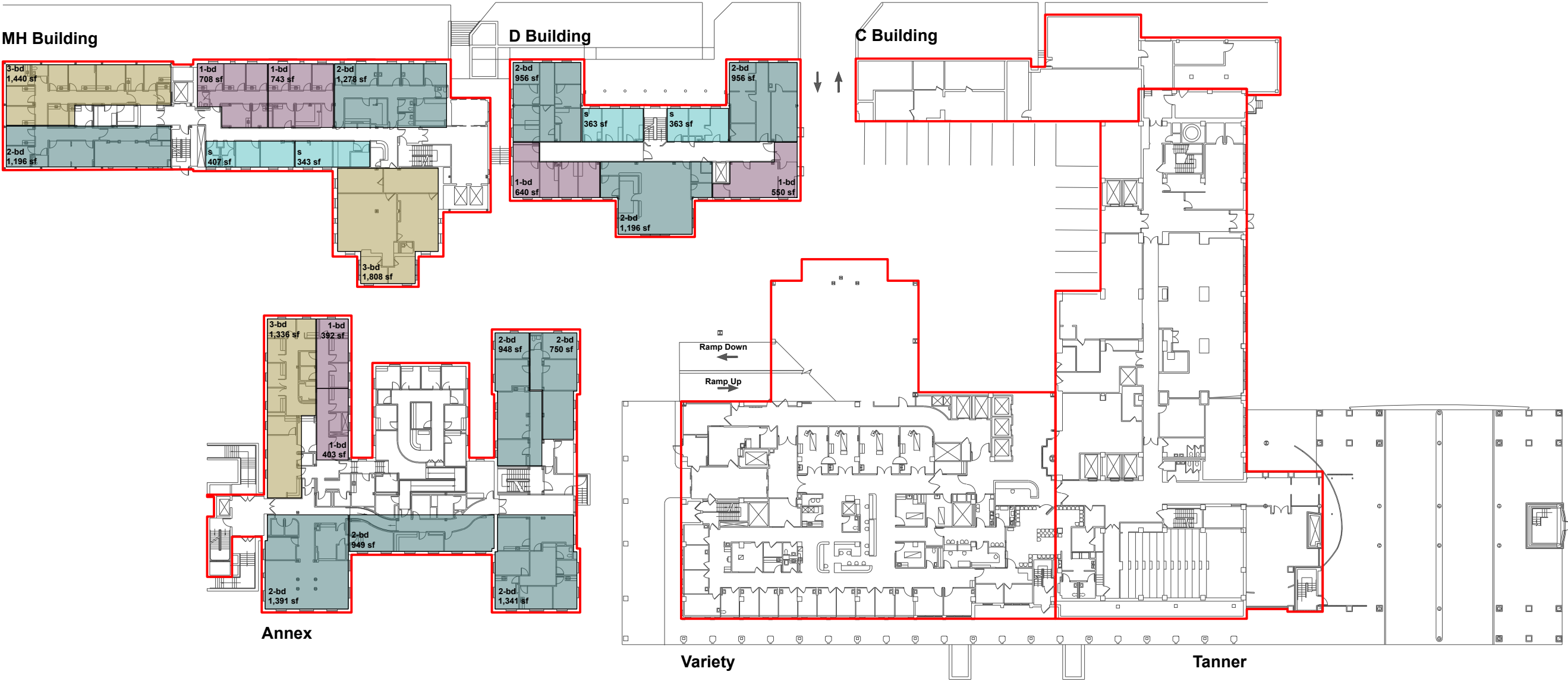
3-BD Apartments
- Building Outlines

1-BD Condos

2-BD Condos

3-BD Condos

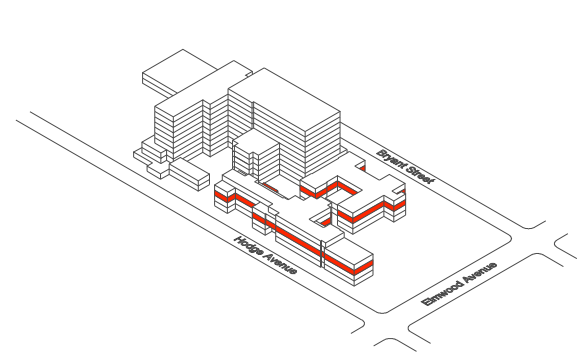
Block Diagram - First Level



Floor Area Summary Table - Second Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH	2	750	3	1928	2	2474	2	3248							9	8400
D	2	726	2	1099	3	3108									7	4933
Annex	2	843	2	986	5	5820	1	1307							10	8956
Variety																
Tanner																
Totals (By Unit Type)	6	2319	7	4013	10	11402	3	4555							26	22289

Location Key



Legend

- Studio Apartments

1-BD Apartments

2-BD Apartments

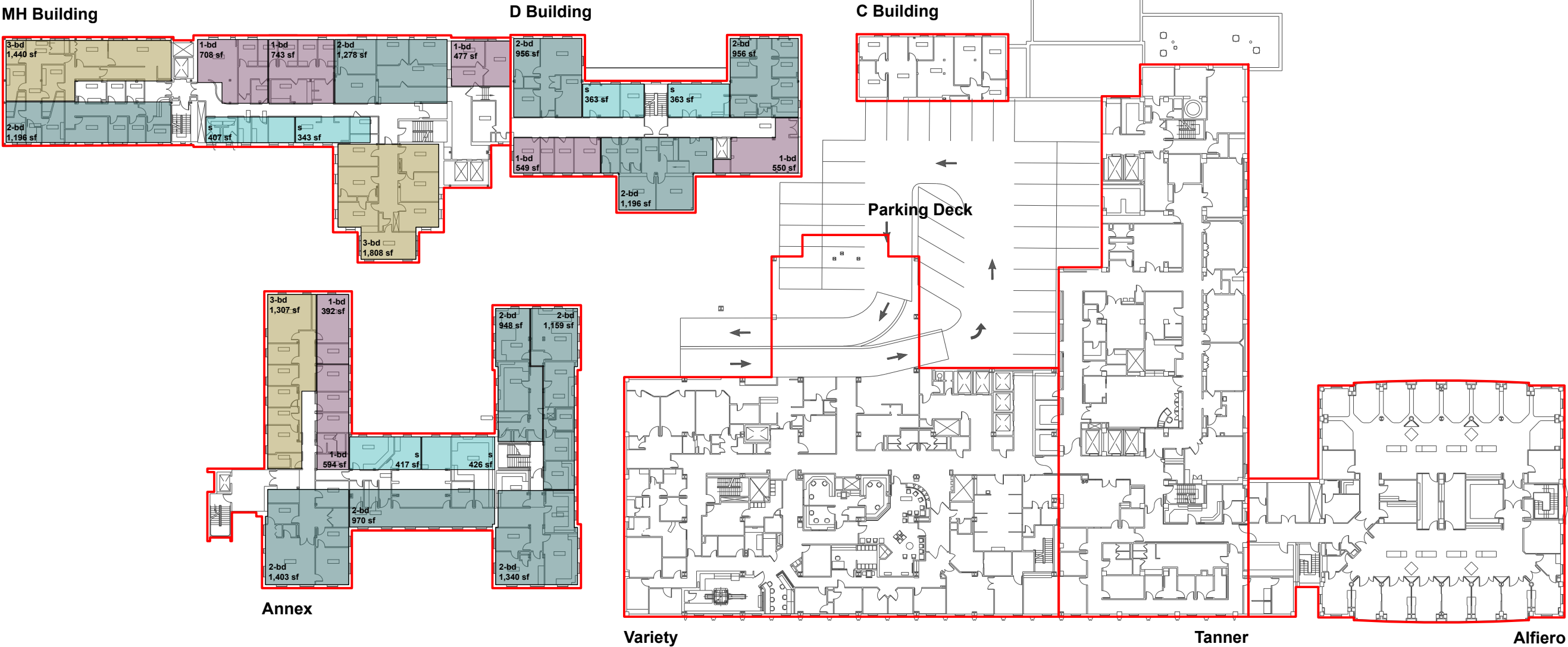
3-BD Apartments
- Building Outlines

1-BD Condos

2-BD Condos

3-BD Condos

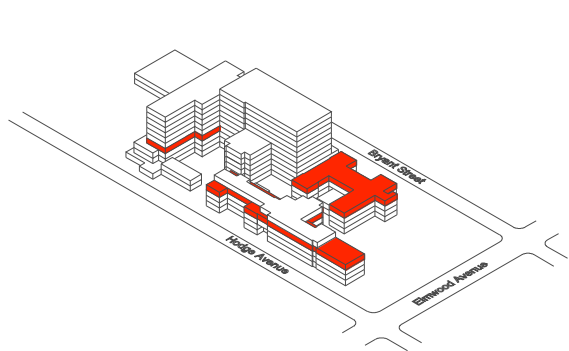
Block Diagram - Second Level



Floor Area Summary Table - Third Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH	2	750	3	1928	2	2474	2	3248							9	8400
D	2	726	3	1807	2	1912									7	4445
Annex	2	843	2	986	5	5820	1	1307							10	8956
Variety																
Tanner	1	388	1	629	3	3697	2	3002							7	7716
Totals (By Unit Type)	7	2707	9	5350	12	13903	5	7557							33	29517

Location Key



Legend

- Studio Apartments

1-BD Apartments

2-BD Apartments

3-BD Apartments
- Building Outlines

1-BD Condos

2-BD Condos

3-BD Condos

Block Diagram - Third Level

MH Building

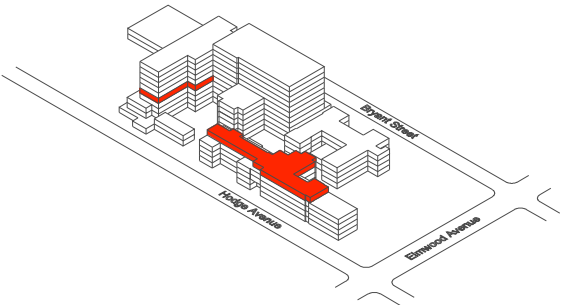
D Building



Floor Area Summary Table - Fourth Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH					2	2127	1	2287							3	4414
D					2	2273									2	2273
Annex																
Variety																
Tanner	1	388	2	1371	3	2860	1	1485							7	6104
Totals (By Unit Type)	1	388	2	1371	7	7260	2	3772							12	12791

Location Key



Legend

- Studio Apartments

1-BD Apartments

2-BD Apartments

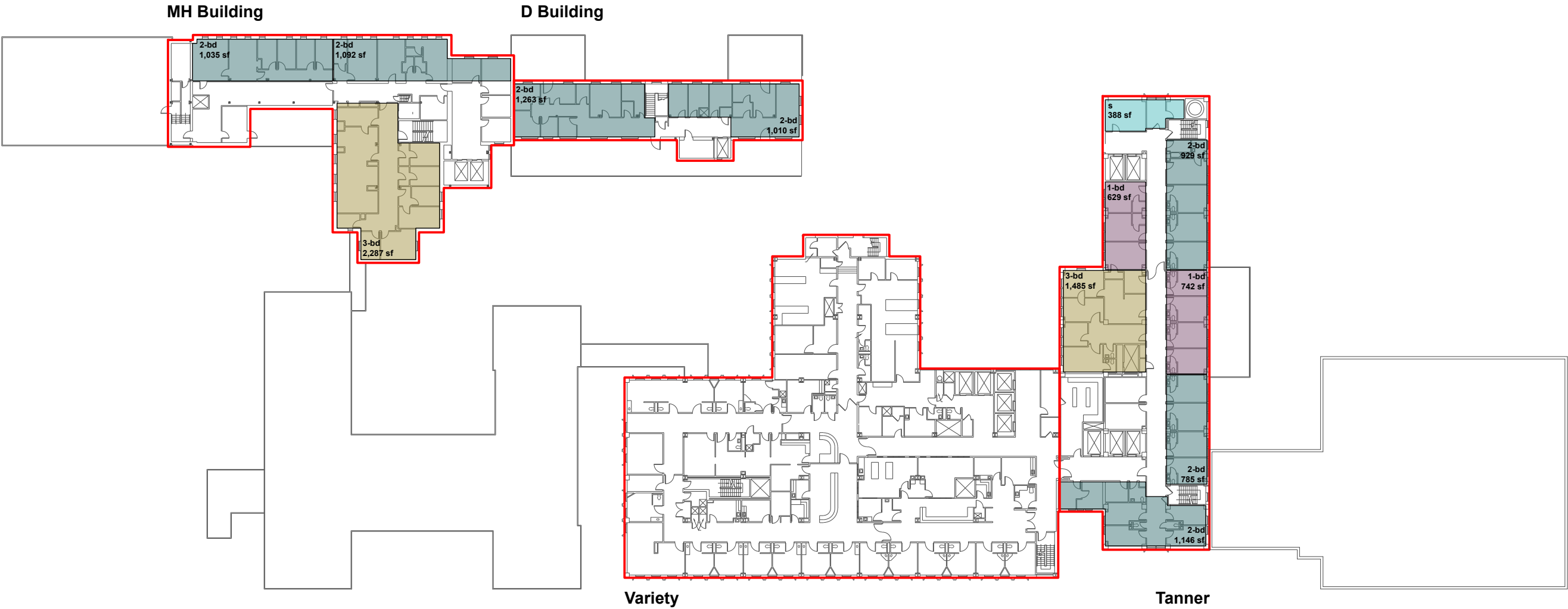
3-BD Apartments
- Building Outlines

1-BD Condos

2-BD Condos

3-BD Condos

Block Diagram - Fourth Level



Floor Area Summary Table - Fifth Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH																
D																
Annex																
Variety																
Tanner	1	388	2	1371	3	2860	1	1485							7	6104
Totals (By Unit Type)	1	388	2	1371	3	2860	1	1485							7	6104

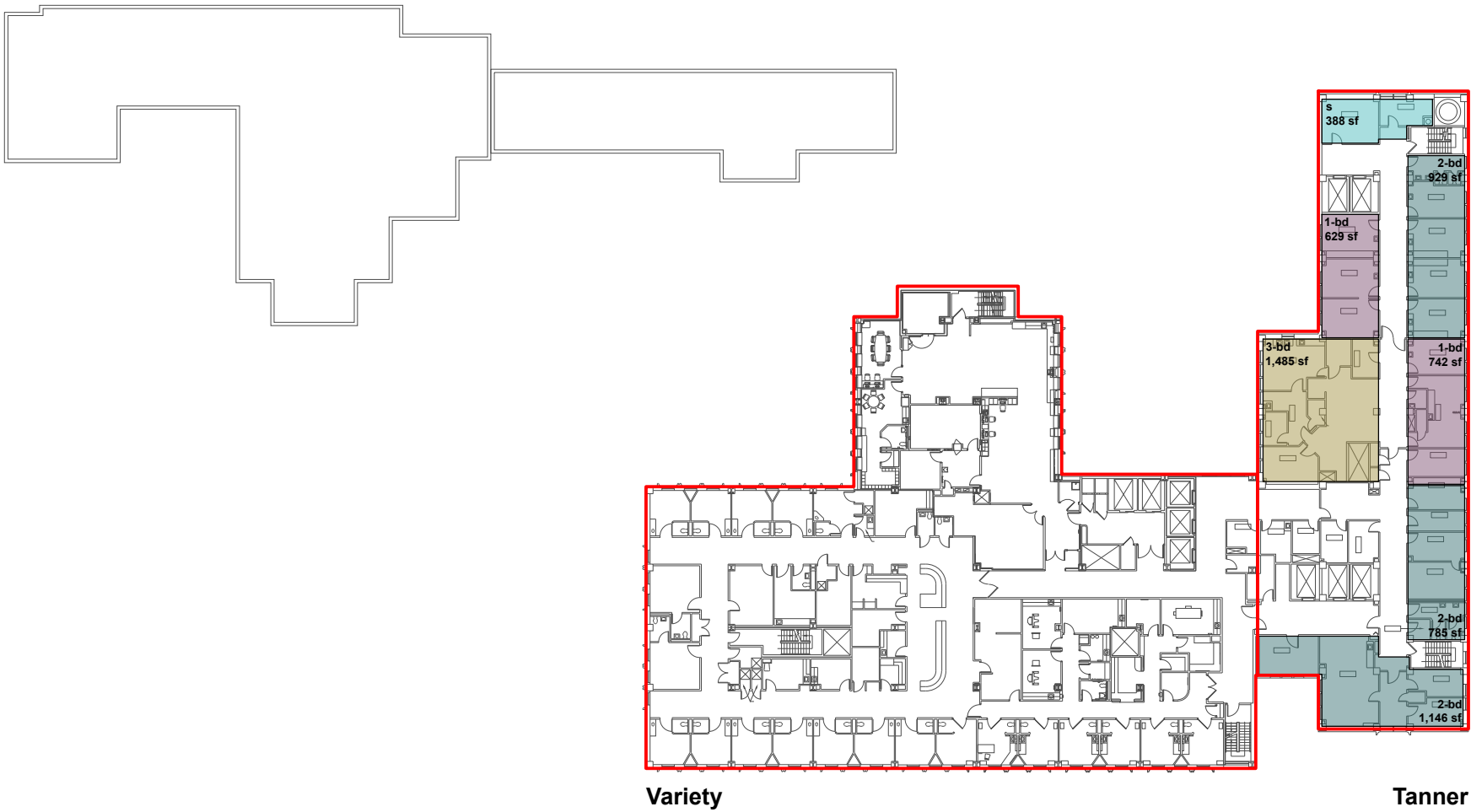
Location Key



Legend

- Studio Apartments
- 1-BD Apartments
- 2-BD Apartments
- 3-BD Apartments
- Building Outlines
- 1-BD Condos
- 2-BD Condos
- 3-BD Condos

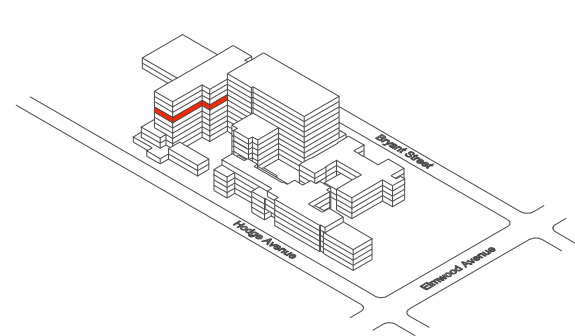
Block Diagram - Fifth Level



Floor Area Summary Table - Sixth Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH																
D																
Annex																
Variety																
Tanner	1	388	2	1371	3	2860	1	1485							7	6104
Totals (By Unit Type)	1	388	2	1371	3	2860	1	1485							7	6104

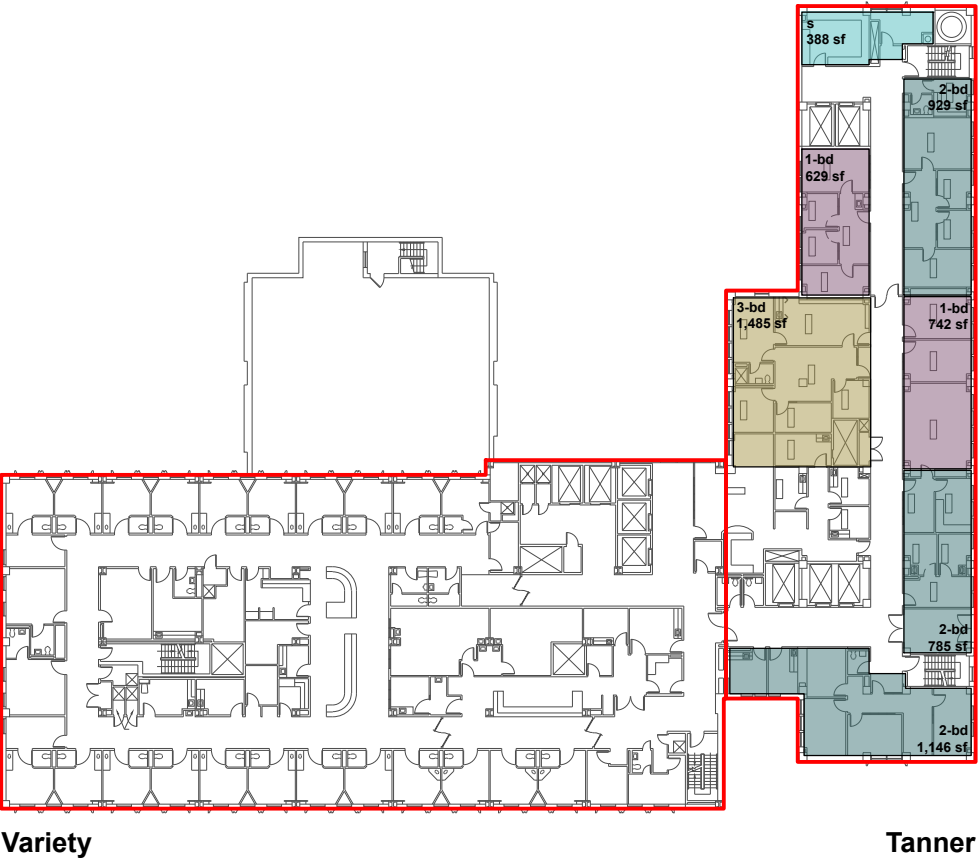
Location Key



Legend

- Studio Apartments
- 1-BD Apartments
- 2-BD Apartments
- 3-BD Apartments
- Building Outlines
- 1-BD Condos
- 2-BD Condos
- 3-BD Condos

Block Diagram - Sixth Level



Floor Area Summary Table - Seventh Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH																
D																
Annex																
Variety																
Tanner	1	388	2	1371	3	2860	1	1485							7	6104
Totals (By Unit Type)	1	388	2	1371	3	2860	1	1485							7	6104

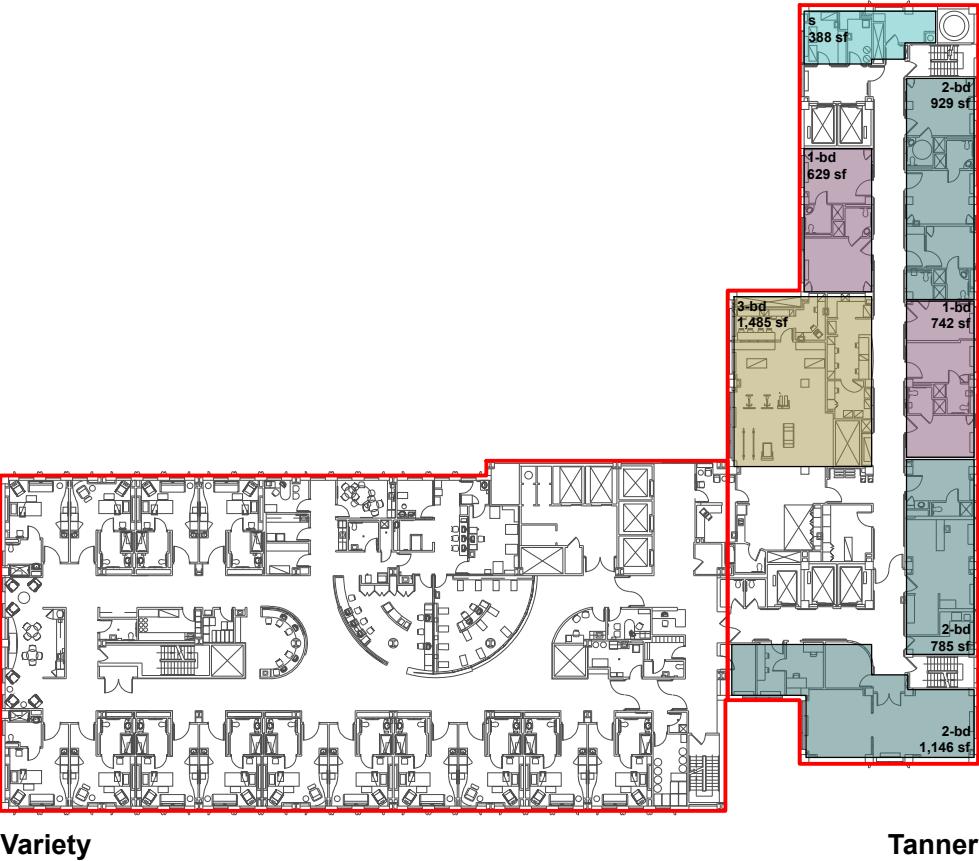
Location Key



Legend

- Studio Apartments
- 1-BD Apartments
- 2-BD Apartments
- 3-BD Apartments
- Building Outlines
- 1-BD Condos
- 2-BD Condos
- 3-BD Condos

Block Diagram - Seventh Level



Floor Area Summary Table - Eighth Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH																
D																
Annex																
Variety									1	745	5	6200	3	4679	9	11624
Tanner	1	388	2	1371	3	2860	1	1485							7	6104
Totals (By Unit Type)	1	388	2	1371	3	2860	1	1485	1	745	5	6200	3	4679	16	17728

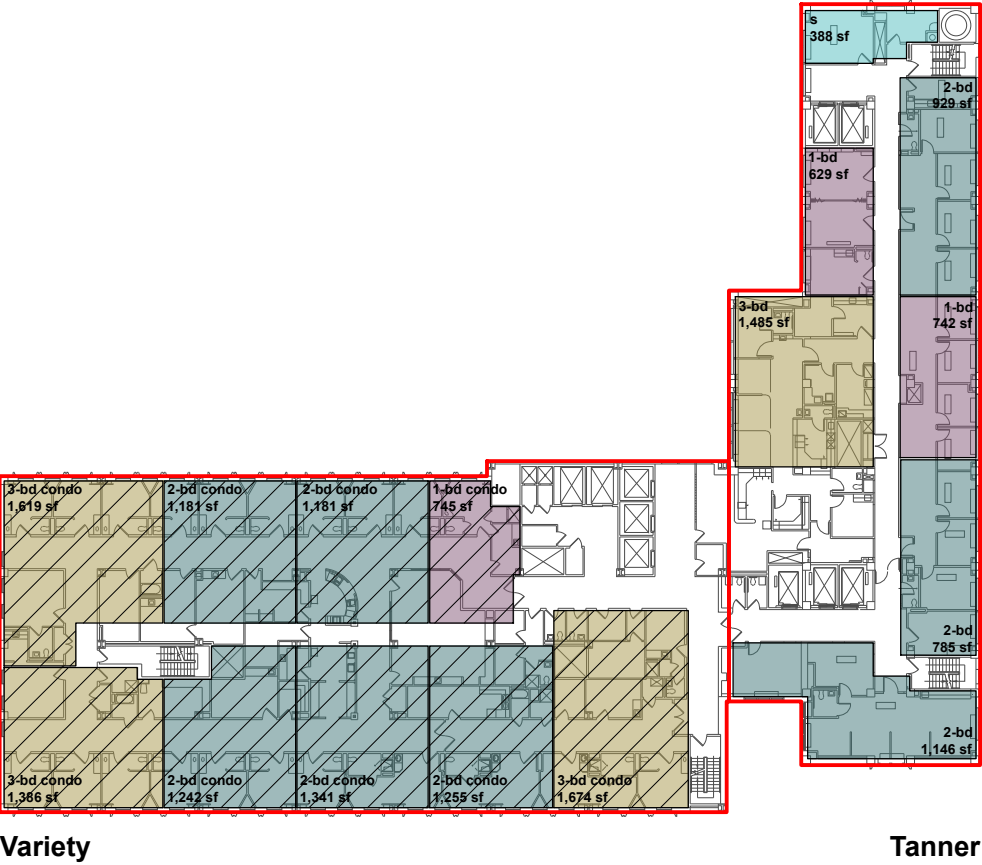
Location Key



Legend

- Studio Apartments
- 1-BD Apartments
- 2-BD Apartments
- 3-BD Apartments
- Building Outlines
- 1-BD Condos
- 2-BD Condos
- 3-BD Condos

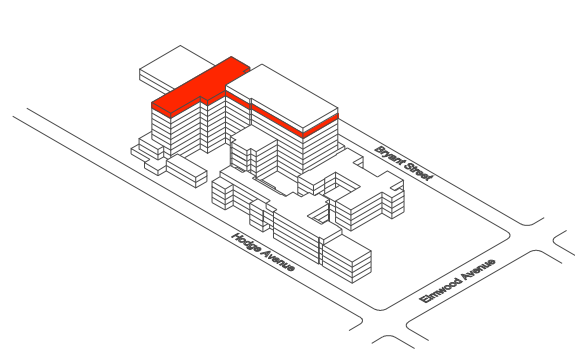
Block Diagram - Eighth Level



Floor Area Summary Table - Ninth Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH																
D																
Annex																
Variety									1	745	5	6200	3	4679	9	11624
Tanner	1	388	2	1371	3	2860	1	1485							7	6104
Totals (By Unit Type)	1	388	2	1371	3	2860	1	1485	1	745	5	6200	3	4679	16	17728

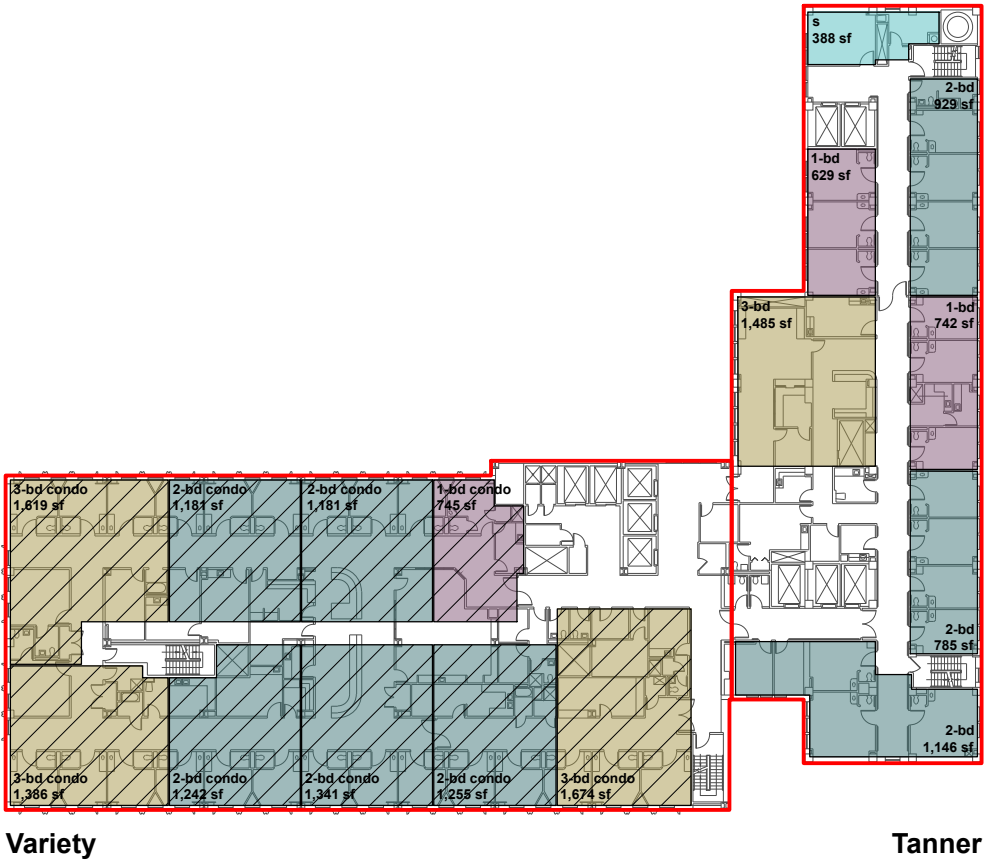
Location Key



Legend

- Studio Apartments
- 1-BD Apartments
- 2-BD Apartments
- 3-BD Apartments
- Building Outlines
- 1-BD Condos
- 2-BD Condos
- 3-BD Condos

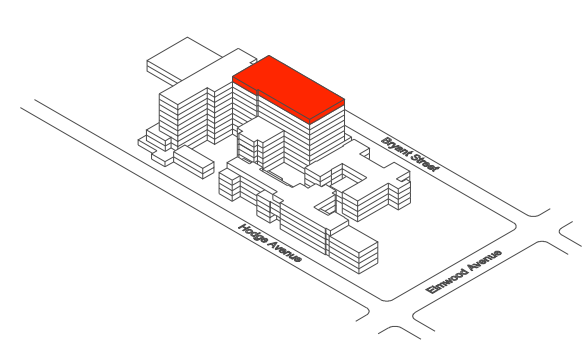
Block Diagram - Ninth Level



Floor Area Summary Table - Tenth Level

Building	Studios		1-BD Apartments		2-BD Apartments		3-BD Apartments		1-BD Condos		2-BD Condos		3-BD Condos		Totals (By Building)	
	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
MH																
D																
Annex																
Variety									1	745	5	6200	3	4679	9	11624
Tanner																
Totals (By Unit Type)									1	745	5	6200	3	4679	9	11624

Location Key



Legend

- Studio Apartments

1-BD Apartments

2-BD Apartments

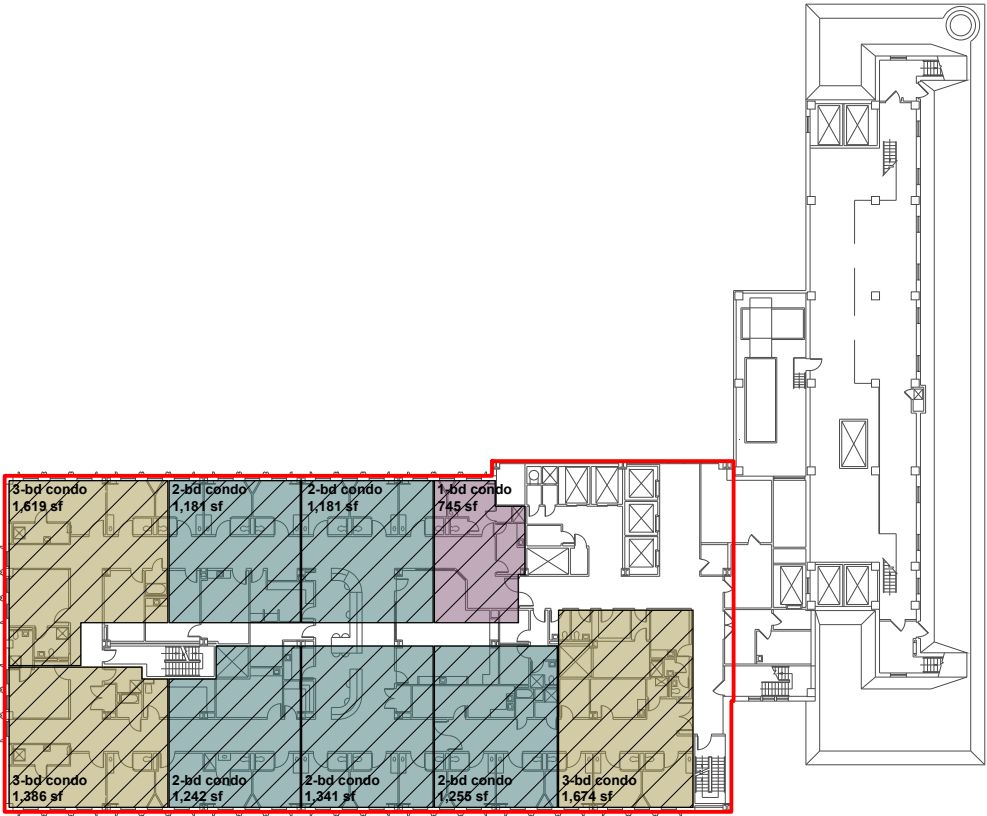
3-BD Apartments
- Building Outlines

1-BD Condos

2-BD Condos

3-BD Condos

Block Diagram - Tenth Level



Variety